

Town of Leeds

Agenda Town of Leeds Town Council Wednesday, February 14, 2024

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, February 14, 2024, at 7:00 pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

Regular Meeting 7:00pm

1. Call To Order/Roll Call
2. Invocation
3. Pledge Of Allegiance
4. Declaration Of Abstentions Or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda Of February 14, 2024
 - b. Meeting Minutes Of January 24, 2024, Work Session
 - c. Meeting Minutes Of January 24, 2024, Regular Session
6. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person)
7. Monthly External Reports: LDWA/HVFSSD/County Sherriff's Office
8. Announcements:
 - a. Town Of Leeds Princess Pageant, February 15th At 7:00 Pm, At The LDS Church Building.
 - b. Public Meetings For The 2024 Washington County Fair Spotlight City Event Will Convene At The Town Hall Every Monday At 5:00 Pm Until March 18th. All Residents Are Welcome To Participate.
8. Public Hearings: None
9. Action Items:
10. Discussion Items:
 - a. Discussion Regarding Vacant Positions For Beautification & Leeds Outreach Committee (BLOOM)
 - b. Annuel Unrestricted Fund Balance Transfer
 - c. Discussion Regarding Cemetery Dialogue And Conceptual Improvement Plan
 - d. Discussion Regarding Leeds Subdivision Code In Accordance With SB174 By Hansen Planning Group And Town Zoning Or Medication Prior To Implementation Of SB174
11. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
12. Staff Reports:
13. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205.
14. Adjournment

The Town of Leeds will provide reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting. The Town of Leeds is an equal opportunity provider and employer. **Certificate of Posting:** The undersigned Clerk/Recorder does hereby certify that the above notice was posted January 22, 2024 at these public places being at **Leeds Town Hall**, **Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leedstown.org.


Aseneth Steed, Clerk/Recorder

Town of Leeds

Town Council Meeting for Wednesday, February 14, 2024

Regular Meeting 7 PM

1. Call to Order/Roll Call: 7:01 PM

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: BILL HOSTER	_____	<u>X</u>
COUNCILMEMBER: DANIELLE STIRLING	_____	<u>X</u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	_____
COUNCILMEMBER: BRIAN HANSEN	<u>X</u>	_____
COUNCILMEMBER: KOHL FURLEY Mayor Pro-Tem	<u>X</u>	_____

2. Invocation: Ron Cundick

3. Pledge of Allegiance:

4. Declaration of Abstentions or Conflicts: None

5. Approval of Agenda and Minutes Tonight's Agenda

a. Approval of Agenda of February 14, 2024

Councilmember Cundick moved to approve tonight's agenda Second by Councilmember Hansen.

Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: Bill HOSTER	_____	_____	_____	<u>X</u>
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	<u>X</u>
COUNCILMEMBER: RON CUNDICK	<u>X</u>	_____	_____	_____
COUNCILMEMBER: BRIAN HANSEN	<u>X</u>	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	<u>X</u>	_____	_____	_____

b. Approval of meeting minutes of January 24, 2024 Work Session

Councilmember Cundick moved to approve meeting minutes of January 24, 2024, Work Session, Second by Councilmember Hansen.
 Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	_____	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	X
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: BRIAN HANSEN	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

c. Approval of meeting minutes of January 24, 2024
 Councilmember Hansen moved to approve meeting minutes of January 24, 2024,
 Second by Councilmember Cundick.
 Motion passed in a Roll Call Vote.

ROLL CALL VOTE:	Yea	Nay	Abstain	Absent
MAYOR: Bill HOSTER	_____	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	_____	_____	_____	X
COUNCILMEMBER: RON CUNDICK	X	_____	_____	_____
COUNCILMEMBER: BRIAN HANSEN	X	_____	_____	_____
COUNCILMEMBER: KOHL FURLEY	X	_____	_____	_____

6. Citizen Comments: None

7. Monthly External Reports: LDWA/HVFSSD/County Sheriff's Office

Doris McNally, representing LDWA for Don Fawson , reported on the outcomes of our recent annual meeting held on the sixth. We welcome new board members, including Don Fawson as president, Kurt Allen as vice president, myself, Brent Jones, and Larry Bruley, who has recently joined the board. Our next meeting is scheduled for next week on Wednesday. That concludes the update.

Mayor Pro-Tem Councilmember Furley provided an update on the Hurricane Valley Fire Special Services District. Currently, operations remain steady as we've entered into a contractual agreement with IHC. This partnership facilitates inter-facility transports between the new hospital in Hurricane and other medical facilities, including those in St. George, Cedar City, and beyond. Initially projected at three to six calls per day, the demand has sometimes peaked at 15 calls, indicating potential growth. Additionally, Mayor Hoster shared news of the passage of House Bill 442, which involves a tax assessment for tourism to support the fire district and EMS services in Washington County, a positive development. We eagerly anticipate the upcoming update from the

County Sheriff's Office, appreciating their ongoing support and vigilance in our community. Moving forward, we'll proceed to announcements.

8. Announcements:

- a. Town Of Leeds Princess Pageant, February 15th At 7:00 pm, At The LDS Church Building.

The first announcement pertains to the upcoming Town of Leeds Princess Pageant scheduled for February 15th at 7pm, to be held at the LDS church building. Anyone associated with the pageant is invited to share additional details if present.

Ruth Ann Beardsley of the Fair Committee shared positive feedback from the Princess Pageant dress rehearsal, mentioning the participation of five local young ladies and a delightful song from the 70s. The community is encouraged to attend and support the event.

- b. Public Meetings For The 2024 Washington County Fair Spotlight City Event Will Convene At The Town Hall Every Monday At 5:00 Pm Until March 18th. All Residents Are Welcome To Participate.

Next announcement, there's a public meeting announced for the 2024 Washington County Fair Spotlights City Event. These meetings will take place every Monday at 5pm at the town hall until March 18th. All residents are welcome and encouraged to participate, as their input is vital for the success of the event.

Public Hearings: None

Action Items: None

Discussion Items:

- a. Discussion Regarding Vacant Positions For Beautification & Leeds Outreach Committee (BLOOM)

Mayor Pro-Tem Councilmember Furley: Let's start with our item on the agenda, discussing the open positions in BLOOM (**B**eautification of **L**eeds **O**utreach **C**ommittee). As you all know, we're seeking individuals from the community who are interested in assisting with event coordination, decoration, and overall community enhancement. Our upcoming Easter celebration presents a great opportunity for involvement. Any volunteers would be greatly appreciated to ensure the success of our events.

- b. Annual Unrestricted Fund Balance Transfer

Mayor Pro-Tem Councilmember Furley: Moving on to the next item, we have the annual unrestricted fund balance transfer. From what I understand, our auditing service has identified an exceeded allowable balance in one of our accumulated fund accounts, requiring a transfer to maintain compliance. Aseneth, could you provide further details on this matter based on the information provided by the auditing service?

Aseneth Steed, Clerk/Recorder: Certainly. The transfer is necessary to adhere to the requirements outlined in Utah Code 10-5-113 Accumulation of retained earnings or fund balance -- Limit as to general fund -- Reserve for capital improvements. This is an annual transfer after the annual audit to be transferred for insuring proper accumulation of returned income and balance.

c. Discussion Regarding Cemetery Dialogue And Conceptual Improvement Plan
Scott Messel: I'll provide a brief update on the cemetery dialogue and conceptual improvement plan. We've been in discussions with UDOT regarding the right of way adjacent to the cemetery. While there are limitations on its use, there's potential for improvement projects such as a parking lot or bus turnaround. However, we'll need to coordinate with UDOT, the county, and ensure any agreements maintain transportation purposes. Additionally, we're looking into drainage solutions to address concerns and enhance the cemetery's aesthetics and functionality.

d. Discussion Regarding Leeds Subdivision Code in Accordance With SB174 by Hansen Planning Group and Town Zoning or Modifications Prior to Implementation of SB174

Mayor Pro-Tem Councilmember Furley: Our final item pertains to the Leeds Subdivision Code aligning with SB174. This requires a comprehensive review of our zoning ordinances to meet state mandates. Scott, could you elaborate on our approach to reviewing and potentially amending our zoning regulations?

Scott Messel: Certainly. We're tasked with reviewing our zoning ordinances to ensure compliance with SB174 and potentially making amendments to accommodate new requirements. It's an opportunity for us to reassess zoning definitions and ensure alignment with our community's vision and state regulations. We'll collaborate with the Hansen Planning Group, who are assisting small communities like ours in this process. Additionally, ongoing legislative updates will inform our revisions to ensure we're up-to-date and in accordance with state law.

In summary, the discussion focused on the implementation of SB174 by Hansen Planning Group and Town Zoning Modification. Scott gave an educational resource site of Utahlanduse.org for reference. The conversation touched upon the potential changes and adjustments needed in the Leeds subdivision code, particularly in relation to zoning. It was noted that there might be new legislative sessions in the coming months to consider.

The possibility of making changes to the number of animals allowed in agricultural zones and creating new zones was discussed. The process of rezoning areas and the need to notify affected parties was also highlighted. Scott felt that was out of the scope of the intent of SB 174 Subdivision code for single family dwelling modifications.

There was a consensus to schedule a briefing with the Hansen group to discuss potential modifications and establish a timeline. Concerns were raised about the time constraints and the need for clear communication among all involved parties.

11. Citizen Comments:

Michelle Peot discussed Senate Bill 174, suggesting that there might be room for the town council to have a say in final plat map approval based on her interpretation of the term "May Not" in sections 421 of the bill. Secondly, she encouraged the council to consider environmental concerns flagged by the DEQ when reviewing zoning regulations, emphasizing the importance of applying existing environmental overlays to relevant lots. Scott Messel countered Michelle's interpretation of SB 174, arguing that the language of the bill indicates that final plat approval falls under administrative authority rather than town council jurisdiction. However, he acknowledged the need for legal clarification and suggested that the town's legal team be consulted for further guidance. The discussion highlighted differing perspectives on the interpretation of SB 174 and underscored the importance of seeking legal counsel for clarity. The meeting also touched upon the time constraints and collaborative efforts needed to address zoning and subdivision issues in light of SB 174, emphasizing the need for efficient communication and cooperation among stakeholders.

Scott gave references to websites and blogs with helpful information regarding the topic.

Doris McNally shared information regarding the post office and the importance of listing PO box numbers on mail, highlighting challenges faced by the post office. Mishelle Stanley discussed her issues with zip codes and PO box numbers, emphasizing the need for education and flexibility from both residents and postal workers. It was suggested that a conversation with the post office may be beneficial, and further dissemination of information through newsletters was proposed.

Diana Powell made the Suggestion that there are to hold work sessions to gather input from interested parties outside of the council and planning commission for the future of Leeds.

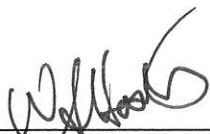
12. Staff Reports:

Councilmember Furley mentioned his previous updates on the BLOOM and Hurricane Valley Fire District, expressing gratitude for Mayor Hoster, Chief Decker, and the team's efforts in the actions of support for implementing House Bill 442.

13. Closed Meeting None

14. Adjournment: 8.01 pm

Approved this 28th Day of February 2024.



Bill Hoster, Mayor

ATTEST:



Aseneth Steed, Clerk/Recorder